

Robinson Landing: Pre-Demo Meeting

July 6, 2016



THE NEIGHBORHOODS OF
EYA

**ROBINSON
LANDING**

A Waterfront Neighborhood by EYA

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Team Introduction

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- **Adam Hayes**, Sr. Director of Engineering, EYA LLC
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- **Rex Muller**, Project Manager, EYA LLC
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- **Rob Wilson**, Project Manager, Aceco
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- **Mike Johnson**, ECS Inc., Sr. Environmental Project Manager
mjohnson@ecslimited.com 703-471-8400

Project Website **robinsonlanding.com**

- Construction Updates webpage

June 15 Certified Letter to Adjacent Property Owners and June 24 Meeting Notice
Email blasts

- 1st Notification sent last week
- Register to receive email updates on Construction Updates webpage

Presentation slides

- Posted on City Website and Project Website

City Ad Hoc Monitoring Group on Waterfront Construction

- Monthly meetings

Project Contacts

- Adam Hayes ahayes@eya.com 301-634-8653
- Rex Muller rmuller@eya.com 571-220-7678

2nd Community Meeting Prior to Construction Activities



Project Overview

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Site Plan



ROBINSON TERMINAL SOUTH - ALEXANDRIA, VA | BOARD OF ARCHITECTURAL REVIEW: CERTIFICATE OF APPROPRIATENESS

SITE PLAN 1.1



December 1st, 2015

M. PAUL FRIEDBERG & PARTNERS / MPFP LLC
120 Broadway, 20th Fl, New York, NY 10271

Aerial View

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July 2016: Begin demolition

Fall 2016: Import fill by barge

Winter/Spring 2016/2017: Archeological work

Spring/Summer 2017: Excavation/export by barge

Summer 2017—Fall 2019: Construction phase

Summer 2019: Robinson Landing opens to the public



Phase I Activities

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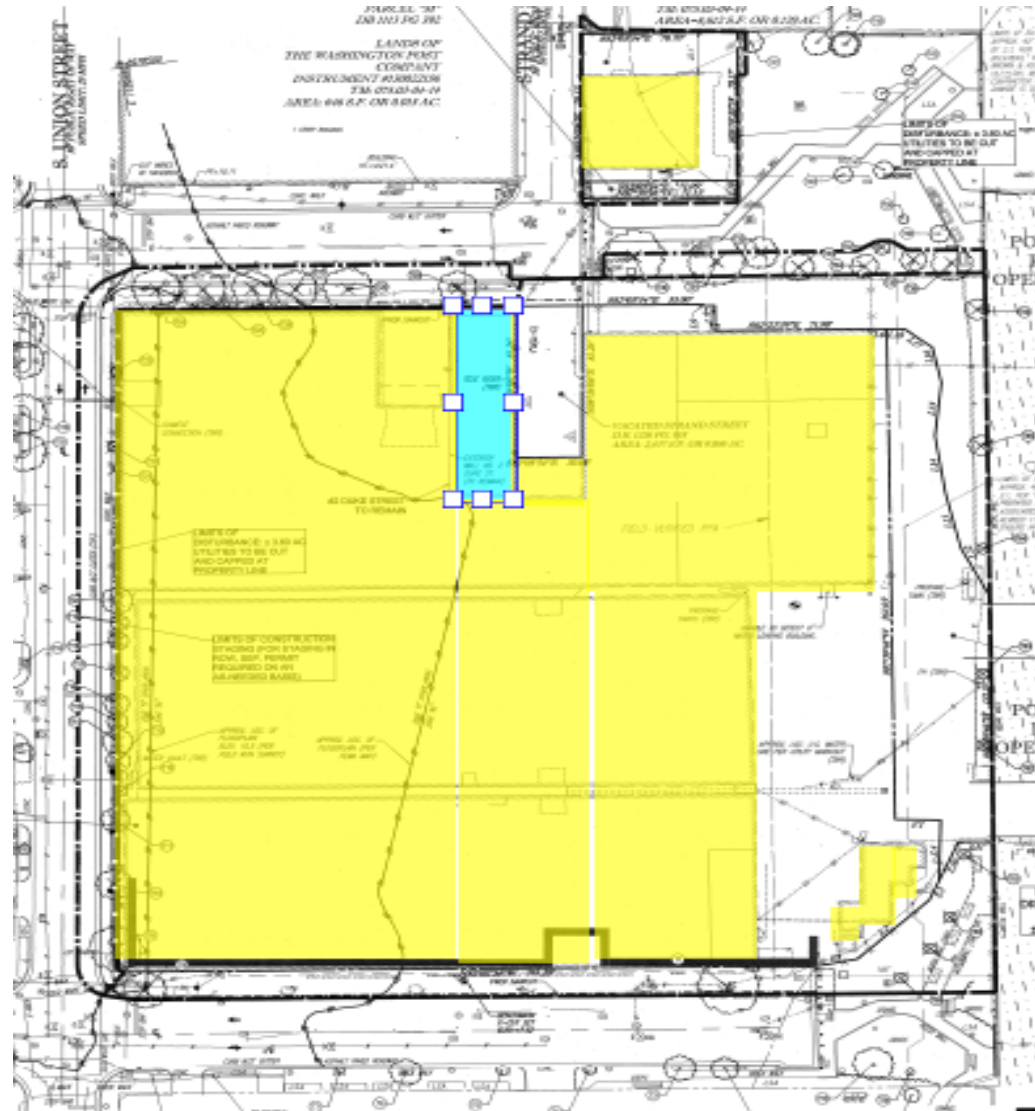


Phase I Schedule

1. DSUP #2014-0006, #2014-0012, #2014-0013, #2014-0014, #2014-0 102 **Approved April 2015**
2. Approved Special Use Permit #2014-0006 **December 2015**
3. Demolition and Grading Plan GRD2015-0039 Approved **December 2016**
4. Permit DEM2016-00001 and DEM2016-00002 Application made **January 2016**
5. Rodent Abatement Program started **January 2016**
6. Cut and Cap of existing gas services **June 29-July 8**
7. Cut and cap of existing water and sanitary services on Strand, Duke and Wolfe **July 11-July 29**
8. Pre-demolition abatement within the warehouses. **July 2-July 18**
9. Preconstruction Meeting with City **July 15-July 22**
10. Above Ground Storage Tanks (AST's) and Underground Storage Tanks (UST's) removed **July 1-July 31**
11. Installation of sediment controls **July 22-July 29**
12. Demolition of the existing structures **July 29-August 26**
13. Mass import by barge for FEMA Grading **September-October 2016**
14. Archeological Evaluations **November-May 2017**
15. Remapping of floodplain by FEMA **October 2016-April 2017**
16. Overhead to underground utility relocation **September-December 2016**
17. Water and Sanitary Sewer installation **October 2016- January 2017**
18. Raise Duke and Strand Intersection **January- March 2017**
19. Construct and Open Sales Center **January-April 1, 2017**

Buildings for Demolition 7/29-8/26

- Demolition of 2 and 3A Duke Street Warehouses and 226 Strand Street (in yellow), excluding 2 Duke Street Historic Office Building (in blue).
- DEM2016-00001 for 226 Strand and DEM2016-00002 for 2 and 3A Duke Street were applied for in January 2016. Notices to adjacent residents were sent by certified mail on June 16th after taking ownership of the property.



226 Strand Demolition 7/29-8/26

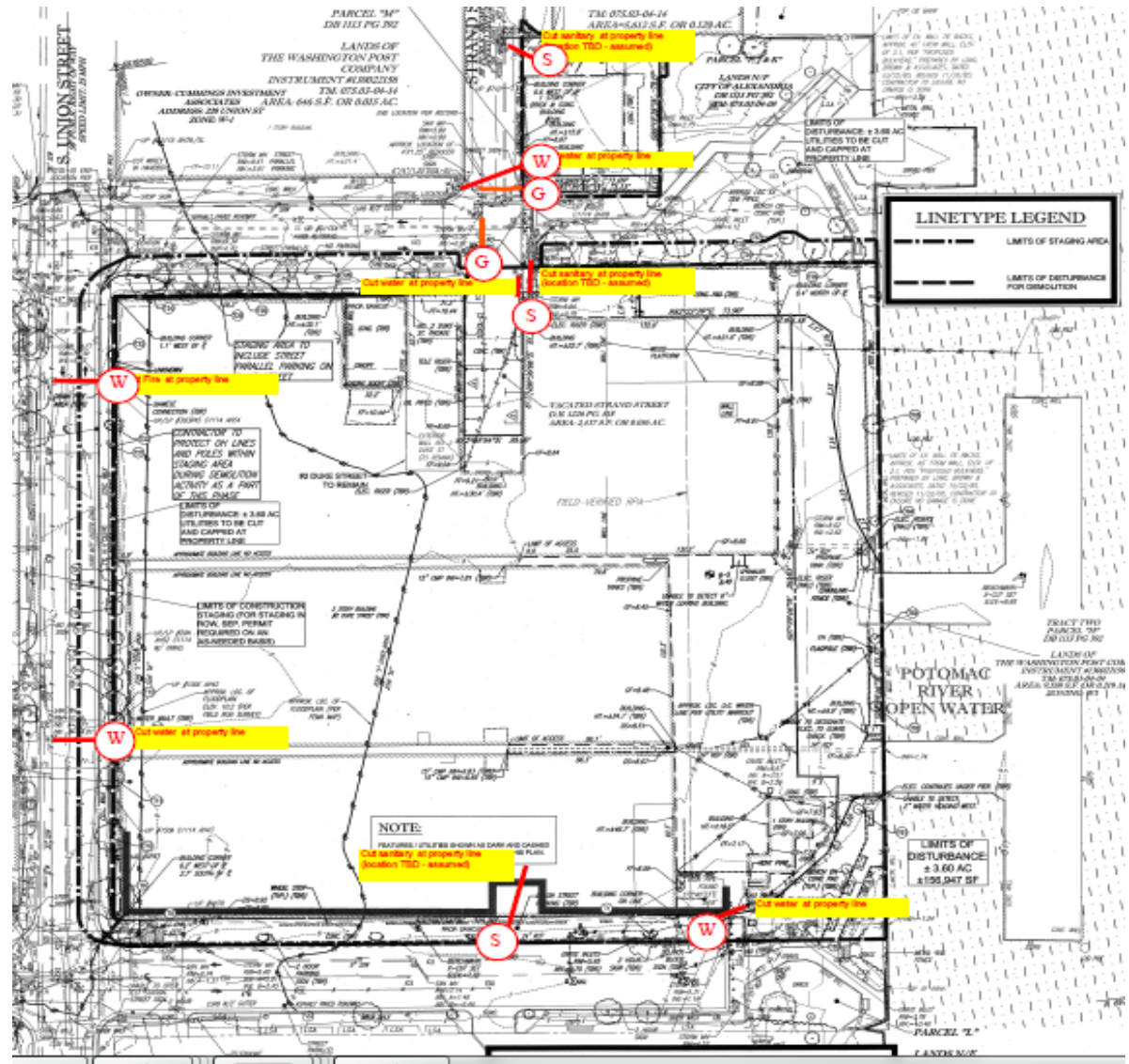
- The demolition of the old marine repair facility located at 226 Strand Street will be conducted under Permit DEM2016-00001.
- We will comply with the conditions of BAR CASE #2015-0152 approval to demolish. Digital photographs, plans and interior and exterior elevations documenting the current building are being developed and a copy of the drawings and history report will be provided to Special Collections and Planning & Zoning.
- We will hold a pre-demolition meeting and subsequent meetings with staff and our consultant to identify 19th century material that are deemed salvageable.
- All identified materials will be dismantled and delivered to a City designated location for future reuse in the waterfront park or civic building by the City.



Cut & Cap Existing Utilities 6/29-7/29

Cut and Cap Existing Water, Sanitary, Gas, Power, Phone and Cable to the Existing Warehouses at 2 and 3A Duke Street and 226 Strand Street.

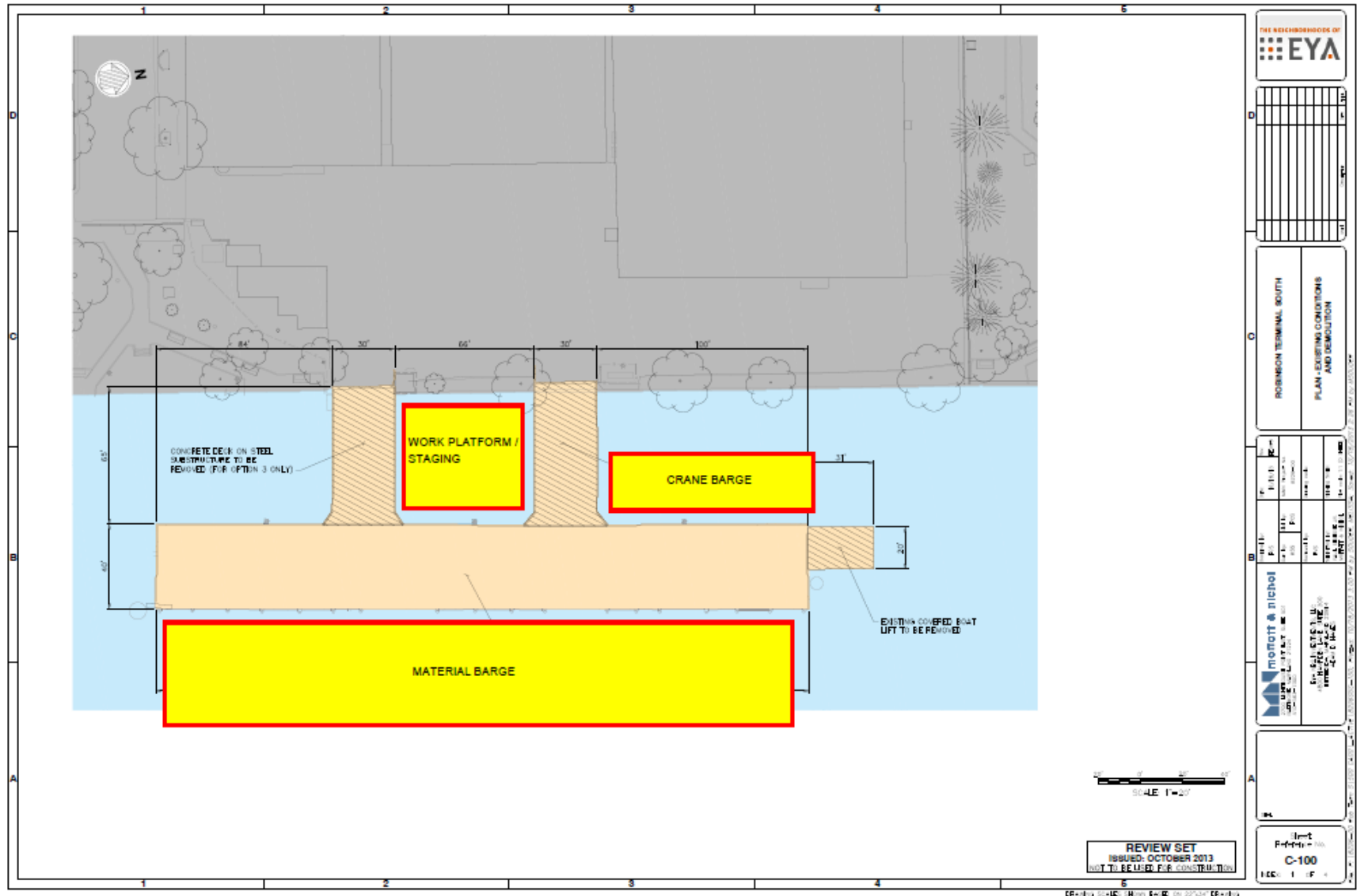
Historic Office Building will temporarily be used as a field office and utilities will remain active.



- Approximately 15,000CY of fill material will be brought to the site by barge.
- It is anticipated that four to five barge deliveries are required to bring the fill material in.
- Existing pilings will be removed adjacent to the pier and the barge will dock next to the pier using spud piles to anchor to the river bottom.
- The fill material will be transferred to the site and then distributed and compacted on site with machines and dump trucks.

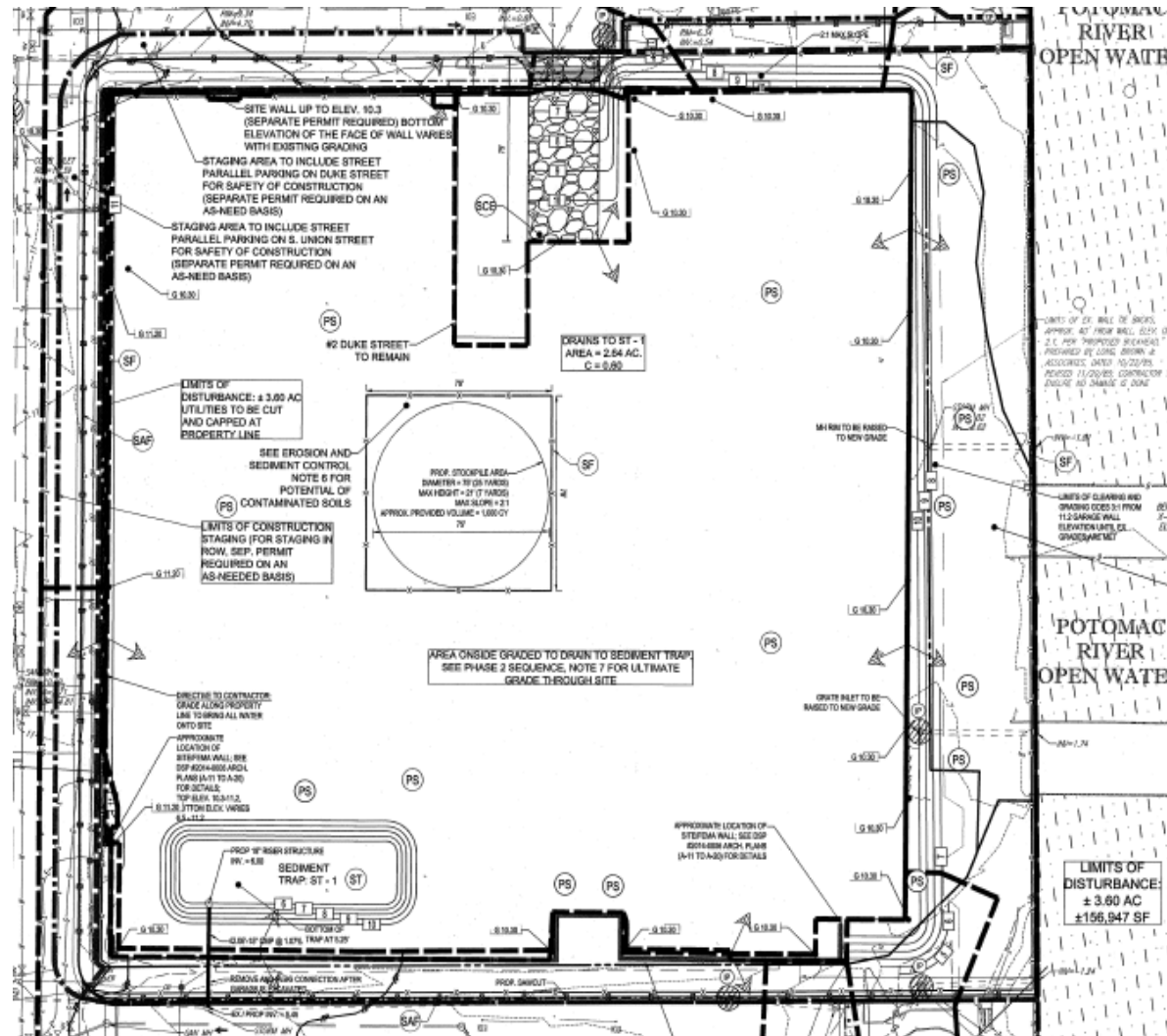
Mass Grading by Barge

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Mass Grading by Barge

- Mass Import of Fill Material in accordance with DSUP Conditions.
- Residential area of site will be graded to a 10.3 elevation and stabilized.
- Final grades will be surveyed, certified and submitted to the City of Alexandria for conformance with the approved Grading Plan and conditions of approval.



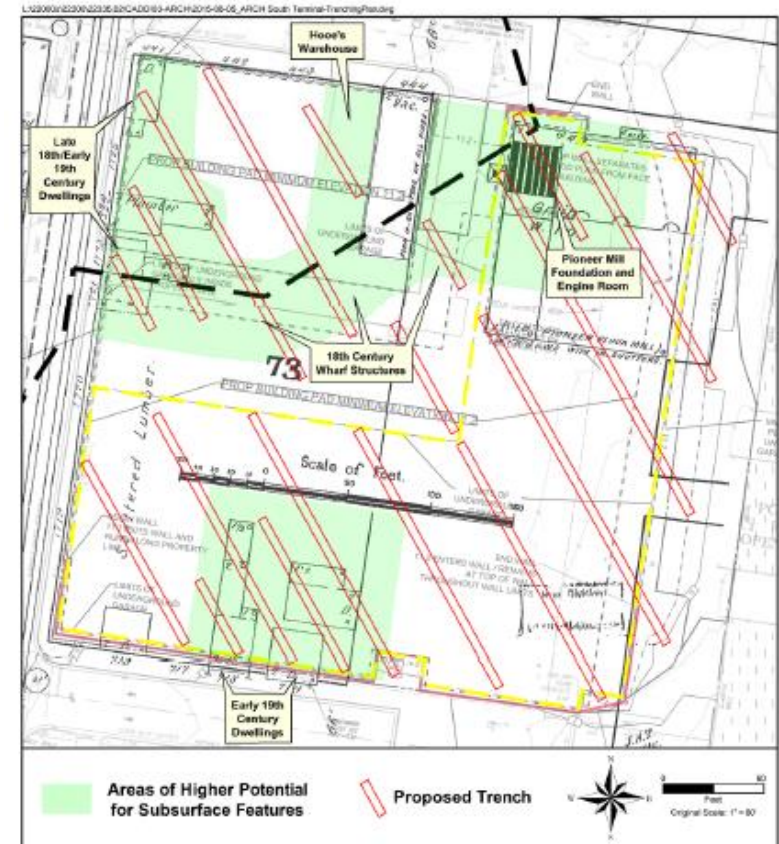
Utility Relocation Sept. - Dec. 2016

- Existing overhead power and communication lines adjacent to the properties Strand Street and Union Street will be relocated to an underground duct bank in the right of way.
- There will be temporary lane closures and sidewalk closures during this process.
- Some of the work will be performed by the utility company and their designated contractor.



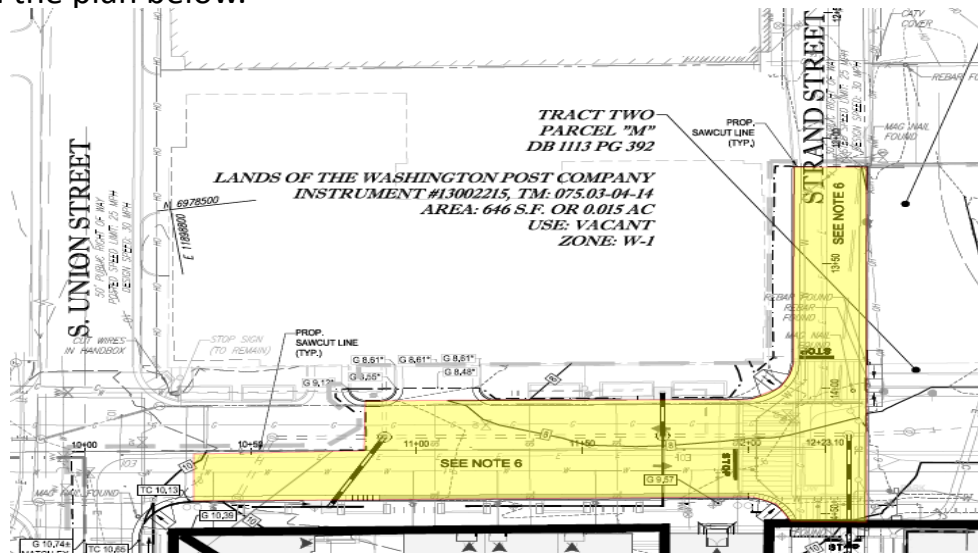
Archeology 11/16-5/17

- The Scope of Work (SOW) for Archeological Evaluation was approved by the Alexandria Archeologist and includes a combination of monitoring, trenching of soils, striping of soil by backhoe and potentially shovel test holes to determine if significant archeological resources are present.
- All ground disturbing activities will be monitored by personnel approved by Alexandria Archeology.
- Evaluations will examine the stratigraphic profile to identify ca. 1749 shoreline, determine presence/absence of 18th and 19th century wharves and structures associated with the “banking out” process and determine presence/absence of foundations associated with 18th and 19th century residences and businesses.
- If resources are identified, additional scopes of work will be created which may include development of a Resource Management Plan.
- When the field work is completed an Archeological Evaluation Report will be completed and submitted to the City.



Raising Duke and Strand 1/17- 3/17

- The existing grade at the intersection of Duke Street and Strand Street will be raised approximately three feet to approximate elevation 9' at the intersection.
- The grading design of the roads and sidewalks were coordinated with the adjacent development team of the Indigo Hotel. We will continue to communicate with their team and T&ES to develop an agreeable strategy for scheduling the improvements to avoid unnecessary conflicts.
- We estimate work to commence after all underground utilities are completed and accepted.
- A combination of full depth restoration and milling and overlay of asphalt will occur in the location highlighted in the plan below.





Environmental

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Hazardous Materials

Friable and non-friable asbestos containing materials were identified in the Robinson Terminal buildings and in the Alexandria Marine building.

Lead based paint was identified in the Robinson Terminal buildings and in the Alexandria Marine building.

Soil and Groundwater

Petroleum hydrocarbons, semi-volatile organic compounds (SVOCs) and metals were identified in the soil across the site from the surface to 10 feet below ground surface (bgs) at concentrations that exceeded their respective screening criteria.

Petroleum hydrocarbons and polyaromatic hydrocarbons (PAHs) were detected in the groundwater across the site at concentrations that exceeded their respective screening criteria

- A Health and Safety Plan (HASP) and a Soil and Groundwater Management Plan (SGWMP) has been established and approved to address procedures for archeological, construction, demolition or other activities where subsurface soil or groundwater contamination may be encountered during the course of activities at the site.
- Rex Muller will be our Site Safety Officer (SSO) and will have full responsibility to implement the HASP and to verify compliance with applicable OSHA, EPA and other environmental, health and safety guidance and regulations at the site.
- The SSO will provide or designate a person to provide Hazardous Awareness Training to all visitors and contractors entering suspected areas of contamination.
- A safety meeting will occur prior to beginning daily activities to discuss potential chemical, physical and environmental hazards and preventive safety measures.
- All materials removed from the site will be disposed of in accordance with all required local state and federal regulations.
- Air monitoring by a licensed industrial hygiene technician will be provided during abatement and demolition of the buildings.

- Personnel and equipment decontamination stations will be made available by the general contractor. Workers will be required to remove and dispose of disposable coveralls or outerwear, wash off footwear, properly clean or dispose of gloves and wash face, arms and hands. Equipment that comes into contact with contaminated materials will be washed before leaving the site. If required, all wash water and disposable Personal Protective Equipment (PPE) will be containerized and properly disposed of in accordance with the Virginia Department of Environmental Quality (VDEQ) Waste Management Regulations.
- Construction workers will not be allowed to eat, drink or smoke in areas of the site where impacted materials are exposed. A worker “break” area will be established as needed.
- During all activities at the site where the soil will or may be disturbed, an ECS Environmental Technician will be onsite daily to screen the soils using a photoionization detector (PID) or other visual field-screening kit specific to the contaminants of potential concern (COPCs).
- Contaminated material produced as a result of the archaeological survey or other construction activities will be disposed of in accordance with the VDEQ Waste Management Regulations.
- Mass excavated materials will be loaded directly onto barges. If material is stockpiled, it will be covered with plastic or otherwise stabilized to prevent runoff.

- For the installation of utility corridors in areas where impacted soils are encountered, the utility trenches will be over excavated unless the Environmental Technician has performed testing to document that the soils are not contaminated as required by the City of Alexandria.
- Engineering controls, such as sprayers or water trucks, will be used to prevent dust or visual emissions during the development process.
- Daily exposure monitoring for Volatile Organic Compounds (VOCs) will be performed using a PID by the Environmental Technician during soil excavation activities. If the concentration of VOCs is below the action limit of 25 parts-per-million (ppm), no action will be required. However, if VOCs exceed 25 ppm, Level C PPE will be required.
- In areas that will not be covered by the building or hardscape, two feet of clean soil will be placed on the surface to encapsulate the contaminated soil to prevent direct exposure to future occupants.
- If groundwater is encountered during the archaeological survey and/or mass excavation, it will either be pumped out of the trench, containerized and disposed of at an appropriate facility or will be discharged to the sewer system. A VPDES permit from VDEQ will have to be acquired before any water is discharged to the storm sewer. If contaminant concentrations exceed the VPDES permit limit, the water will need to be treated to reduce contaminant concentrations to acceptable levels prior to discharging to the storm sewer.



Project Operations

- We will provide on site parking during first phase of construction activities. Workers will park behind the existing warehouses and at 226 Strand after demolition occurs.
- To the extent off-street parking is necessary, construction workers will all park off site without charge to the workers and with locational preference given to those who carpool.
- Construction workers shall not be permitted to park on the public streets.
- For the construction workers who use Metro, DASH, or another form of mass transit to the site, we will subsidize a minimum of 80% of the fees for mass transit.

Haul Routes

- A Haul Permit will be obtained for removal of all materials related to the demolition of the buildings. Inbound traffic will use Franklin Street to Union Street and Outbound traffic will use Union St. to Gibbon Street. The Haul Route provided below is Draft and subject to change at the discretion of the City of Alexandria Department of Transportation and Environmental Services at Permit issuance.

HAUL ROUTE

(DRAFT)

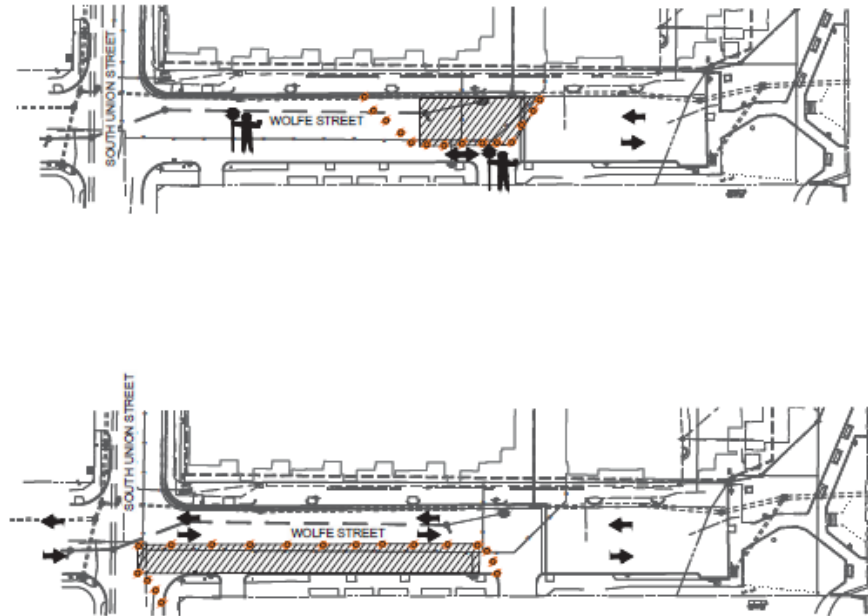
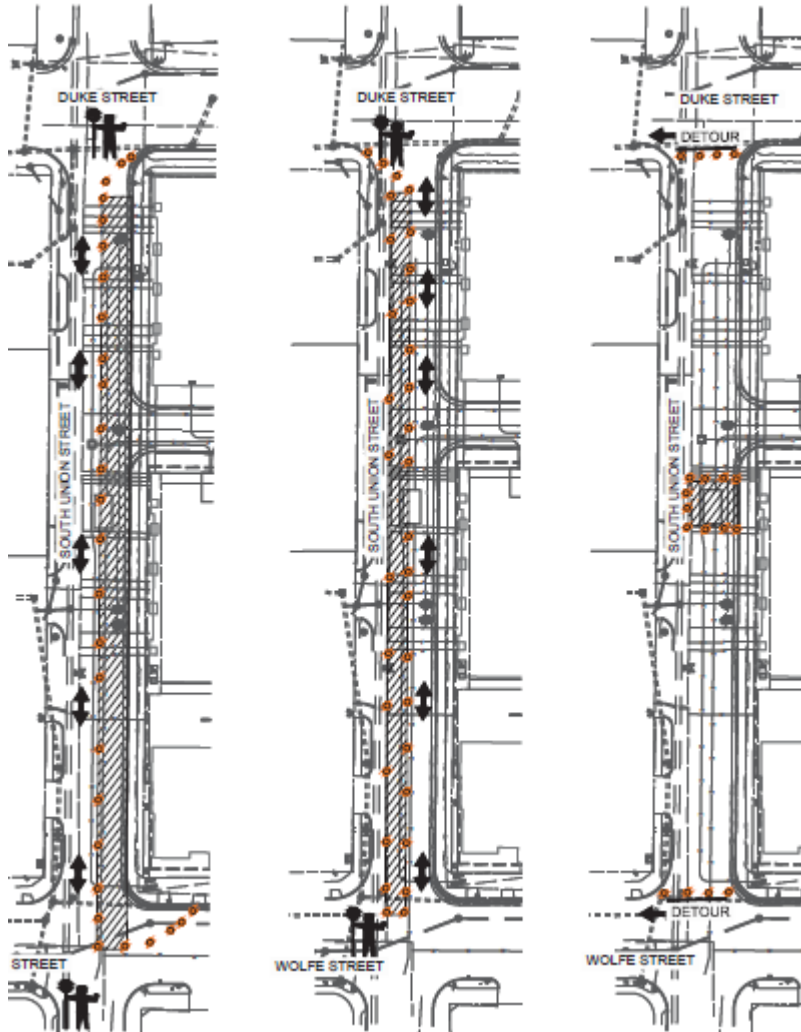


- There will be temporary sidewalk closures along Duke, Union and Wolfe during certain times of the utility cut and cap process, overhead to underground utility improvements, and demolition.
- Prior to temporary closures we will obtain required permits and install traffic control devices to direct pedestrians to alternate sidewalks at intersections to the North and South of the property at locations to be discussed and approved by T&ES.
- Construction Fence currently located at the back of sidewalk will be moved to the curb line during the sidewalk closure period and returned to the back of sidewalk when the work is complete.

- We anticipate temporary lane closures during the Utility Cut and Caps and during the Overhead to Underground Utility Relocation scopes of work.
- A combination of traffic signs, flagging stations, barriers, arrow panels and other devices will be used to manage the vehicular maintenance of traffic.
- The Vehicular Traffic Management will be coordinated with the Pedestrian Traffic Management when sidewalk closures are also required.
- Travel lanes, parking and sidewalk closures on Duke and Strand will be coordinated with the development team at Carr Properties and with T&ES.
- Lane closures will be required during the raising of Duke St. and Strand St. and access through this area will be very limited.

Traffic Control

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- All Construction Activities will comply with the Alexandria Noise Control Code Title 11, Chapter 5, which permits construction activities to occur Monday through Friday 7AM to 6PM and Saturdays from 9AM to 6PM.
- No construction activity will be permitted on Sundays.
- Pile driving is further restricted however it is not part of the anticipated Construction Activities.

- The Building Monitoring Plan is a requirement described in Condition 76 of the DSUP. Implementation of the plan is not required until the garage and vertical construction.
- We are electing to offer and conduct Exterior and Interior Surveys of immediately adjacent properties during the Phase 1 Activities.
- Exterior- Conduct site observations and document the existing accessible exteriors of the buildings and ancillary structures. The exterior survey will be performed from ground level. The use of a telephoto lens will aid in the survey and documentation of higher portions of the buildings, as necessary. The survey of the buildings will be limited to the readily accessible areas only.
- Interior Building Surveys-Conduct site observations and document the existing accessible interior of the buildings.
- Interior and exterior crawl spaces and other areas which are obscured for reasons including but not limited to vehicles, equipment, stored materials, wall hangings, furniture, or other similar conditions which affect visibility are not considered accessible.
- All reports will be provided to the property owners at no charge.

Crack Gauge Monitoring- For any cracks identified during the preconstruction surveys, install crack monitoring gauges on cracks. These gauges will be read with a caliper monthly.

Vibration Monitoring- a written Structures Monitoring Plan (SMP) will be developed to further define the monitoring program and the potential impacts of vibrations transmitted to nearby receptors from construction activities.

This plan will include the installation of seismographs which will obtain vibration measurements at the surrounding structures to determine whether the vibrations are below established safe thresholds.

During construction, the seismographs will measure construction vibrations transmitted to representative structures adjacent to the site. The seismographs will be programmed to record in every minute of the day. Any vibrations that reach or exceed the vibration control threshold will trigger the unit and a two-second waveform event will be recorded for further analysis.

Each seismic station will be equipped with a cellular modem for communication. If vibrations reach or exceed established project thresholds, then a text message or email will be sent to alert designated project personnel.

Sign Up For Updates

Send an email to:

Construction@RobinsonLanding.com



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